



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of July 10, 1995

MEETING DATE: July 19, 1995

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM

a.

RECOMMENDATION

Recommended to the City Council the downzoning of East Lodi Avenue on the north side of the 200 block, the 300 block, the 400 block and 501-545 of the 500 block and on the south side, 104-112 of the 100 block, the 200 block, the 300 block, the 400 block and 500-526 of the 500 block from C-2, General Commercial to C-1, Neighborhood Commercial.

FUNDING: None required.

James B. Schroeder
Community Development Director

JBS/lw
Attachment

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper



CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING DOWNZONING OF EAST LODI AVENUE ON THE NORTH SIDE OF THE 200 BLOCK, THE 300 BLOCK, THE 400 BLOCK AND 501-545 OF THE 500 BLOCK AND ON THE SOUTH SIDE, 104-112 OF THE 100 BLOCK, THE 200 BLOCK, THE 300 BLOCK, THE 400 BLOCK AND 500-526 OF THE 500 BLOCK FROM C-2, GENERAL COMMERCIAL C-1, NEIGHBORHOOD COMMERCIAL. PUBLIC HEARING AUGUST 16, 1995

PUBLISH DATE: SATURDAY, JULY 22, 1995

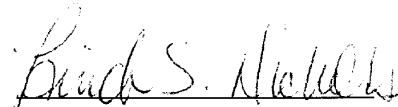
TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO:

JACQUELINE L. TAYLOR
ACTING CITY CLERK

DATED: JULY 20, 1995

ORDERED BY:


LINDA S. NICHOLS
DEPUTY CITY CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 16, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

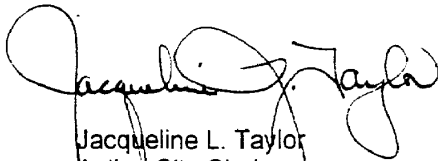
NOTICE IS HEREBY GIVEN that on **Wednesday, August 16, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Downzoning of East Lodi Avenue on the north side of the 200 block, the 300 block, the 400 block and 501-545 of the 500 block and on the south side, 104-112 of the 100 block, the 200 block, the 300 block, the 400 block and 500-526 of the 500 block from C-2, General Commercial C-1, Neighborhood Commercial.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

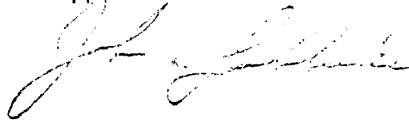
By Order of the Lodi City Council:



Jacqueline L. Taylor
Acting City Clerk

Dated: July 20, 1995

Approved as to form:



John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

On July 20, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 20, 1995, at Lodi, California.

Jacqueline L. Taylor
Acting City Clerk

A handwritten signature in cursive script, reading "Linda S. Nichols", is written over a horizontal line.

Linda S. Nichols
Deputy City Clerk

PUBLIC HEARING LIST

DOWNTOWN

MARKING LIST FOR:	AP#	OWNER'S NAME	MARKING ADDRESS	CITY, STATE	ZIP
043-071-01	-01	M & P Investments P.P.	112 S. Main	Valley Springs	95352
-02	-02	Alvin & J. Allmendinger Tr	8954 Redman Rd		
-03	-03	"			
-04	-04	King T. Wong et al	24 N. Main St		95340
-05	-05	Almindinger			95352
-12	-12	Donald B. Lipscomb	105-A E Pine		95340
-11	-11	Buddhist Church of Lodi	23 N. Stockton St.		95340
-20	-20	T.H. & V.L. Rosen Trs	833 Kristen Ct		95342
-21	-21	Steve & Della Wong	119 E Pine St		95340
-22	-22	Bennie & G.E. Neidinger	1022 Laurel Ave		95342
-072	-01	Donald & Janice Wong	212 Southwest Dr.		95342
-02	-02	Gurmantahal vs Bhakta	4 S. Main St		95340
-03	-03	Leland Wah Yip	1200 Edgewood Dr.		95340
-06	-06	Reynolds Packing Co	33 E. Tokay St.		
-09	-09	Kanun & LK Patel	22 1/2 S. Main St		
-10	-10	Jesse & Tonlaza Mendoza	2601 E. Armstrong Rd		95340
-11	-11	Glory Properties Inc.	234.38 N. Bruce Rd		
-12	-12	Joahli & Richard Wapstrom	"		
-13	-13	Maurice O. Ray Jr	755 S. Fairmont Av.		
-14	-14	Edgar W. & Helen Beoshanz	P.O. Box	Woodbridge CA	95358
-15	-15	"			
-16	-16	"			
-073-01	-01	Buddhist Church			
-02	-02	Chapman & American Ciliz. League	23 N. Stockton		
-03	-03	Adriana S. Vanderkous	P.O. Box 2411	Lodi	95341
-04	-04	Jim D & Karen Munro	1757 Kemmison Ln.	"	95340
-05	-05	Gary E Rice	17 N. Washington St	"	"
-06	-06	Beoshanz			
-07	-07	"			
-08	-08	Mohammad D & R Khan	435 Harold St		
-09	-09	Fred & M. Mutter Trs.	904 Sylvia Dr.		
074-06	-06	Mohammed & S. Alam	440 E. Maple St #A		
-06	-06	Muzafar & K. Khan	439 Murray St		
-07	-07	Paul Deandres	17 S. Washington St		
-08	-08	Sheryl Carey	33		
-09	-09	Glenns Center Coalition	620 N. San Joaquin St	Stockton CA	95202
-10	-10	Larry & Goretli Stice	893 E. Main St	Lodi	95344

PUBLIC HEARING LIST

DOWNTOWN

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-074-11	Irene & Norma Vramontes	309 E Oak St.	Lodi	95240
-12	Irene C. Carter	213 E Oak St.		
-13	Esther Berg	209 E Oak St.		
-14	Bentz Plumbing & Heating	1317 Midvale Rd		
-15	"			
-16	Rox & Sandra Collins	P.O. Box 5	Woodbridge	
075-01	Cherie F. Folweiler	26 N Washington		
-02	Fida & K. Khan	22 N Washington		
-03	N. & C. Investments	1029 S Church		
-04	Fida & R. Khan			
-05	Inez Huppert	1313 W Lockett St.		
-08	Pedro H. Delatorre	318 E Elm		
-09	Thomas & Pamela Hermann	322 E Elm		
-10	Joy Rollings	P.O. Box 2045	Lodi	95344
-11	Michael D. & J.F. Meek	325 E Pine St.		
-12	Maria G. Arambola	11318 Holmes St	Natural & CA	90652
-13	Akram M. Khan	213 E Pine	Lodi	
-14	Mohammad Akram Khan	351 E Lodi	Lodi	
-15	Effrain C. & Betty Maldonado	311 E Pine		
-16	Clifford T. & Chong Reest	301 E Pine St.		
-17	NVC Investments Ptp	1029 S Church		
-18	Jay & Zolpha P. White	316 E Elm		
076-01	NVC Investments Ptp			
02	Richard & Laura Norris	306 E Pine		
03	Mohammad Naz	306 1/2 E Pine		
04	Statvers & Polini Gerald's	1442 Volker Dr.		
05	"			
06	"			
07	Harry P. & M. Bistolatides	571 E Pine		
08	Mohammad D. & R. Khan	435 Harold		
14	Normie & J. Flakle	513 Connie St		
15	Christopher L. Kasta	301 E Oak St.		
16	Tida Merkle	3015 White Oak Hwy		
17	Alfonso S. Mendoza	14 S Washington		
121-11	Steven & Cindy Garrison	933 N Lincoln		
-12	Douglas L. & E.J. Blayney	327 E Oak St		

AP #	OWNERS NAME	MARING ADDRESS	CITY, STATE	ZIP
043-122-01	Darrell E. McCarrer	326 E Oak	Lodi	95342
-02	Douglas & June Kort	2311 W Cochran Rd	Lodi	95341
-077-02	Southwestern Pacific RR Co	P.O. Box 1967	Stockton	95202
-062-04	Mary Kam Chin Eng	230 E Pine St	Lodi	95341
-03	Safdar Afzal et al	122 E Oak	Lodi	95341
-06	Magdalena Vargas LF Est	139 S Grant	Stockton	95202
-014-01	Goodwill Industries Corp	1434 Grundel Ct	Lodi	95341
-02	Gerald & L Brown et al	105 S Washington	Stockton	95202
-03	Loel Foundation Corp			
-04	"			
-066-01	Yvonne J Vallejo	302 E Oak St	Stockton	95202
-063-01	Robert E & Carol Matheson	P.O. Box 970	Stockton	95202
-02	C & A Fazzet et al Trs	636 Daisy	Stockton	95202
-03	Mary & Martha Magnara	112 E Walnut	Stockton	95202
-04	Craig Williamson et al	118 E Walnut	Stockton	95202
-05	John & Al Ralston	2012 Edgewood	Stockton	95202
-06	Theresa & Elsie Hatten	4660 E Woodbridge	Stockton	95202
-07	Catherine H. Gehrm	211 S. Stockton	Stockton	95202
-08	Alex Olson Trust	1534 Vista Dr.	Stockton	95202
-09	Edward & E. Olson Trs	1306 Burgundy Ct	Stockton	95202
-061-01	Cherry Export Leasing Co	P.O. Box 877	Stockton	95202
-062-10	E & H Kohles Trs	4428 Northampton Dr	Stockton	95202
-11	Dorice H. Koehler	115 E Walnut	Stockton	95202
-12	FR & CE Mayers Trs	1835 Kohn Dr	Stockton	95202
-064-05	Loel Foundation	105 S Washington	Stockton	95202
-06	"			
-07	Emma Gohl	215 E Walnut	Stockton	95202
-08	Maxim Medina Sol et al	211 E Walnut	Stockton	95202
-09	Jane Lee	307 E Walnut	Stockton	95202
-061-01	Frank D. Paul et al	1309 Peoria Dr	Stockton	95202
-12	Lance F & K. M. Ward	308 E Walnut	Stockton	95202
-13	Saulman M. Ward	5337 Verdway	Stockton	95202
-04	Robert & Marie Kravich	316 E Walnut	Stockton	95202
-05	"			
-06	Theodore & Mary K. Hutz	2155 W. March Lane #2C	Stockton	95202
-07	Noboru & K. Terigan	400 Box 614	Stockton	95202
-08	Freda Louise Koehler	323 E Walnut	Stockton	95202

PUBLIC HEARING LIST

DEJUN M. Z. CANE

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-067-10	Patty J Vilnauer	4230 E Hilbert	Lodi	95240
-11	Gary & L Buzonis	964 Lucas Rd	"	95242
-09	Phil & Judy Hernandez	322 1/2 E Walnut		
-12	Buzonis			
-13	"			
-14	Salvador D Rivera et al	307 E Lodi		
-15	Anthony Fernandez Est	3451 Christensen Ln	Castro Valley	94546
066-09	Joel & CJ Silvia	24321 Birch Terrace	Willits CA	95490
-11	Gary & Mary Ann Blumgren	P.O. Box 845	Victor CA	95353
-13	Werner Jr & Pk Jenny	315 E Walnut	Lodi	
-14	Eva Coffman Est	2513 White Ave	Clarks CA	95324
-16	William Azcon et al	124 S Washington St	Lodi	95340
130-01	James E & Carol Dean	16 N Crescent	"	
02	Shirley A Collins	P.O. Box 1455	"	95324
03	Richard & Penny Kadelovich	P.O. Box 315	Hickman CA	95253
04	David A & A'Gutierrez	237 Maple		
05	Ida Aldinger	344 E Walnut St		
06	Henry & A Christman	348 E Walnut St		
07	Keith D & Leann Johnson	352 E Walnut		
08	Perry A Clayton	356 E Walnut		
09	Robert & Mj Gennimont	1853 Songbird Pl	Lodi	95342
10	Gary L Bender St et al Tr.	5325 E Haines Lane		
11	Ellie Mohr	404 E Walnut		
12	Kathryn J. Wain	1435 W Lockford St		
13	Sarah B Martinez et al	412 E Walnut		
14	Adolph Steinbach Jr	416 E Walnut St #B		
15	Friedrich & R Edelmayr	2548 52nd St	Sacramento CA	95817
16	Richard C Kellogg	420 1/2 E Walnut		
17	John & Lorraine Hubner	19304 Fir Dr.	Pioneer CA	95666
18	Gora M Wahl Tr	428 E Walnut		
19	Pauline Nuss	432 E Walnut		
20	Gary D Bender St. Tr.	5325 E Haines Lane		
21	Glen Bauer	2140 W Walnut		
22	Maria C Garrigan	439 E Lodi		
23	Martha A Salan	431 E Lodi		
24	John Kellar et al	449 E Lodi		
25	Robert & SN Asvitt	429 E Lodi		

PUBLIC HEARING LIST

DOWNZONE

MAILING LIST FOR:		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-130-26	Bryant D & Davis I Love	421 E Lodi		95240
-27	Virgil Kenschak	338 E Oak		
-28	Zidan F Suplaban	1333 Edgewood Dr.		
-29	GARY R & F Buzonis	984 Lucas Rd	Woodbridge	95258
-30	Edgar W & Helen Bershanz	P O Box 9		95258
-31	"			95240
-32	Gerald & R F Sperling	359 E Lodi Ave		
-33	"			
-34	Frank Gausinger	901 S Crescent Ave		
-35	Mohammed D & R Khan	435 Harold		
-36	Glenn R Hunsz	801 Laver Ct		95342
-37	Julius & Margaret H Weber	416 W Turner		
-38	Ruth L Tiller	P O Box 823	Woodbridge	95258
-39	Oliver & M Tecklenburg	14860 N Wells Ln	Lodi	95340
-40	Mohammed Arsha et al	1019 Prieto St	"	"
122-12	Jackie F Goetke	1175 Central		
-14	Alex & Rosalind Stotelo	349 E Walnut	Woodbridge	95258
-15	Enrique Torres	P.O. Box 146		
-16	Inez F Plamond	341 1/2 E Walnut		
-17	Kelly & Aldinger et al	341 E Walnut	Lodi	95241
-18	Marianne Rivera	P.O. Box 8479	"	"
-19	"	"	"	"
-20	Patrick & E Hawley Ths	P.O. Box 2584		
-21	George F & Gisela Via	329 E Walnut		
22	Tony & Elsie Hartin	4860 E Woodbridge Rd	Acampo CA	95220
-23	Anthony & J Carter	1029 S Church		
134-16	Charles & C Horst	437 E Walnut		
-17	Gordon & Janner Brenner	435 E Walnut		
-18	Edna K Fischer Tr.	429 E Walnut		
-19	Naele Rosa Santibanez	425 E Walnut		
-20	Paul J & Susan Desterman	2129 Sunset Dr.		
-21	Warren A Lamb	417 E Walnut		
-22	Alden F Roth et al	415 E Walnut		
-23	Terald & C Herman et al	6455 Fullberry Ln	Stockton	95211
-24	Esther Nava Gutierrez	415 E Walnut		
-26	Joe S & R Perico	13201 N Lwt Sacramento Rd		95342

PUBLIC HEARING LIST

DEUNZONE

MAILING LIST FOR:	FILE #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
043-140-32		David A & F E Meagher	532 E Walnut		95240
-33		Richard & J Neumann	910 Colgate Ct		95242
-34		Penny A Remersma et al	528 E Walnut		
-35		Neuman			
-36		11 Stein Life Estate	2 Del Rio Ct	St Helena CA	94574
-37		Neuman			
-38		Frank H & Yolanda Alvarez	518 E Walnut		
-39		Isabel Simonis	517 E Lodi		
-40		Virginia Hinajosa	514 E Walnut		
-41		Doreen S & Ely McPherson	515 E Lodi		
-42		Thelma C Horst Tr.	508 E Walnut		
-43		Louis Mautino	511 E Lodi		
-44		Olga Witt Tr.	815 N Orange		
-45		William D & F A Kachy	509 E Lodi		
-46		Olgawitt			
-47		Arnoldo & Maria Novoa	814 Lincoln		
-49		Latine Klein	540 E Walnut		
-50		Paul & Sheryl Salsedo	542 E Walnut		
-51		George & Vicki Cecchetti	544 E Walnut		
-52		Rosemary H Martinez	2204 Newbury Cir		
-53		"			
-54		"			
-55		Alan Dale Mays	537 E Lodi		
-56		Maria C Gailh	541 E Lodi		
-57		Miguel & Rosa Guerrero	545 E Lodi		
-58		Atlantic Nightfield Co	P.O. Box 2045	LOS Angeles	90057
230-07		Carmelo J & P S Teresi	14176 Wells Lane		
-08		"			
-10		"			
-23		Henry A & Karen Hansen Est.	P.O. Box 437		95242
047-010-07		Kevin & Brenda Kelly	2305 W Benning Holt	Stockton	95207
-63		Leona Gugliemetti Tr. Et al	1230 Heather Dr.	Merced CA	95347
-08		Central Cal. Traction Co	920 SE Quincy	Merced CA	95342
-09		Ray Bonetto Trs et al	3274 W. Sargent Rd	Lodi	95342
-10		"			
-11		Fritz Huppert			
-12		"	1313 W Lockford St		

PUBLIC HEARING LIST

Page 7 of 8

MAILING LIST FOR:					FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP			
047-020-13-14	Earl N. Derge	2012 Kenway Ct		95244			
-16	Earl N. Derge	14351 Montague	Lodi	95240			
-17	Arthur & AT Aguilar	401 S. Jackson					
-18	Patricia E & C R Miller	3303. Main St					
-191-01	Mary Lehr	1250 Edgewood Dr.		95240			
-02	"						
-03	John M. Fr. & K M Giannini	2126 Girard St		95242			
-04	Gloria H. Berry	1849 E Hwy 12	Lodi	95240			
-07	Salvador & Sarah Duenas	234 E Lodi					
-08	Mary Lehr						
-09	John A & R B Lippert	230 E Lodi					
-10	"						
-11	"						
-12	Richard & J Newman Trs	910 Cologne Ct					
-13	Walter H Smith Tr et al	236 E Lodi					
-14	Gary & Loretta Bazanis	964 Lucas Rd					
-15	Jim D & Karen Miller	P.O. Box 864	Lodi	95244			
-16	David Rivera et al	241 1/2 E Hilborn					
-17	Steven & Mary Forbes	241 Hilborn					
-18	J Steven & J L Manaldi	114 Deimee Dr.	Lodi	95240			
-19	Glenn K. Hunsz	801 Laver Ct	"	95242			
-20	Jr D Hefundahl	4341 St Andrews Dr.	Stockton	95219			
-21	Donald R & MA Horica	1150 Quivara Rd	"	95207			
-22	Kenneth A. Hieb	221 E Hilborn					
-23	Darlene C. Buchmiller et al	300 E Tokay					
-24	Dustin Wade Tawnter	1313 W Jackson St					
-25	Abdul & Tara Aziz	22 Washington					
-26	Blenda Lewis	P.O. Box 7	Murphy, ID	83650			
-27	Fred M & BT Nishio	205 Hilborn					
-28	Mary Lehr						
192-01	Henry & Brenda Luna	200 Hilborn					
-03	Armandina Luna et al	204 Hilborn					
-05	Cecil Jr & D Rice	836 Greenwood Dr.	Lodi	95240			
-06	Russell & J. Luna	329 Watson					
-07	Abdul & Tara Aziz	P.O. Box 604	Lodi	95241			
-08	Sabina & Shamishul Haq	222 E Hilborn					

MAILING LIST FOR:	AP #	OWNER'S NAME	Mailing Address	CITY, STATE	ZIP
	047-192-09	Wayne & D Burch	209 S California St		
	10	Linda V Bowers	224 Hilborn St	Hilwaukee OK	91232
	11	Janes H & L Kempf	7621 SE Lampier	Lodi	95242
	14	William Phillips Jr et al	1833 Butteview Dr.	"	95240
	15	Robert & A R Mastro	1161 Dannewood Dr.	Arlington CA	94021
	16	Jeanne A Singlett	138 Alameda	Horton CA	95186
	17	Antonio & C C Osboa	P.O. Box 143	Lodi	
	18	Maryann & Maria Deha et al	407 Washington St		
	19	Linda V Bowers	228 E Hilborn		
	20	Darien & Allison Schulz	1206 Chianti Dr.		
	-62	Felipe & Josephina Jaime	304 E Lodi		
	-63	Maria D Sanchez	310 S Washington		95242
	-64	Diane R. Wreathy	1311 W Century #24		95240
	-65	Fred Smith Jr et al	8 S Crescent		
	-66	David & A Ann et al	237 Maple		
	-67	Beehanz	P.O. Box 760		95241
	-68	Clarence & N Hartzog	1003 W Oak		
	-69	John & Mary Anderson	720 James St		95241
	-70	Laura Matenret Ings	2012 Kenway Ct		"
	-71	CT & Valerie Ann Drege et al	300 E Hilborn		
	-194 -01	1st United Pentecostal Church	512 Q Rose		
	-02	Bonnie Mauch Tr.	312 F Hilborn		
	-03	Gerardo & Blanca Salas	316 F Hilborn		94528
	-04	Rudencio & F Salas	3519 Del Monte Way	San Leandro	95342
	-06	Rachel F & Le Jones	1905 Arets Ave.	Lodi	95240
	-07	M & C Shah	328 Hilborn	"	"
	-08	Grace S Chikote Tr.	1329a E Haney Ln		95237
	-09	Patrick F & A J Gallagher	17905 Grov Dr	Morgan Hill	
	-10	Latean & Judi F Quail et al			